

Single Family Residence **RESIDENTIAL**

7450 CHATEAU RIDGE LN

RIVERSIDE, CA 92506

\$1,264,878 TopHap Estimate · \$316 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

4.3
BATHS

4,000 ft²
LIVING AREA

0.57 ac
LOT SIZE

2000
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$865,000 · Apr 22, 2014

Est. Owner Equity

\$894,878

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$11,833 (2025)
Assessed Value	\$1,081,565
Previous Assessed	\$1,060,359
Assessor Market Value	\$2,323,170

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.57
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 18, 2015	Financing	Intrafamily Transfer			\$409K
Mar 13, 2014	Quitclaim	Quit Claim Transfer			
Mar 13, 2014	Resale	Grant Deed	\$865,000	\$216	\$415K
Jun 4, 2004	Quitclaim	Quit Claim Transfer			
Dec 29, 2000	Resale	Grant Deed	\$520,000	\$130	\$416K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Washington Elementary School	Elementary	KG–6	1.9 mi
Matthew Gage Middle School	Middle	7–8	2.0 mi
Poly High School	High	9–12	2.4 mi

District: Riverside Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 92506

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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